



CITY OF NEWPORT BEACH

City Hall Design Committee

Minutes of the City Hall Design Committee meeting held in the City Council Chambers, City of Newport Beach, on Monday, October 13, 2008, 6:00 p.m.

1. Call to Order

Members present:

Larry Tucker, Chairman
Andy Bowden, Landscape Architect
Rush Hill, Architect
Walt Richardson, Architect
Stephen Sandland, Architect
Linda Taylor, Architect

Staff present:

Dave Kiff, Assistant City Manager
Steve Badum, Public Works Director
Shirley Oborny, Administrative Assistant

Members of the Public:

Brian Airth	Mark Shoemaker
Wendy Brooks	Robert Smith
John Conk	Karen Tringali
Thomas W. Courtney, Jr.	Jan Vandersloot
Fred Forster	Jim Warren
Marty Kurner	Sandra Warren
Michele OBrien	

2. Approval of Past Meeting's Minutes

The minutes of the September 27, 2008, meeting was approved.

3. Public Comments on Non Agenda Items

No comments were offered.

4. City Hall and Park Master Plan Project

Chairman Tucker invited Mr. Hill to make his comments on each set of plans since he was not present at the last meeting.

Mr. Hill said he utilized the scale the committee had previously agreed upon. His comments were as follows:

LPA

pros:

- building had great design and scale;
- leaving east berm in place protects residents on other side of MacArthur;

- facility would provide significant views for staff using office space.

cons:

- reflections from glare of windshields, solar panels, etc. from parking structure;
- not the best connectivity to park;
- not the best connection to library.

Rosetti

pros:

- the walking bridge ties north and south park site;
- green roofs;
- the overall park concept;
- moving the walk on Avocado.

cons:

- connectivity to library;
- the parking, because it's broken up, is confusing and difficult to navigate;
- not the best transition from park to building;
- space in building not flexible;
- construction costs may be higher than other designs.

Bohlin Cywinski Jackson

pros:

- glow of site;
- parking access for library;
- connectivity to library.

cons:

- glare of site for residents above MacArthur;
- transition from parking to building;
- parking structure with cars on top;
- flexibility of space;
- west facing glass, heating and a/c;
- location of one-stop shop.

Johnson Fain

pros:

- truly a building in a park;
- park carried down to library;
- connection to library;
- parking hidden;
- kindest solution to residents above MacArthur with respect to glare.

cons:

- presentation weak in showing architecture.

Gonzalez Goodale

pros:

- separation of vehicles and pedestrians;
- transition to park;
- relationship to library;

cons:

- view plane;
- expensive;
- maintenance cost of landscape;
- glare from solar wave panels;
- evening security of canyon around building and parking structure.

Mr. Hill also took into consideration which group would be most suitable to deal with any changes to their plan recommended by City Council. Chairman Tucker agreed there will be many changes to the design chosen. Chairman Tucker thinks City Council will need to focus on the design as well as the designer.

Mr. Badum said department heads and employees met to discuss functionality of each design and a report was prepared based on input received (attached). Mr. Badum reviewed report with committee.

Chairman Tucker invited committee to make comments about functionality and constructability of designs.

Mr. Sandland referred to the Design Parameters where it indicated the parking structure should be a separate structure from the city hall building. Mr. Kiff referred to the Amended Design Parameters (Section J) where it also indicated it *should* be a separate structure. Mr. Sandland said his research showed it would cost approx. \$7 to \$9 million more to put the parking structure below the building.

Mr. Hill says he personally would rather not see a parking structure immediately upon entering off Avocado. He didn't think it's acceptable to have a parking structure between the library and the city hall because it creates a barrier between the two. He's also concerned with any parking structures with parking on the top floor because of the glare from windshields and headlights.

Chairman Tucker asked the committee how important the image of the site is as one drives up Avocado.

Mr. Sandland said the whole entry experience from driving onto the site to where the car is parked and ultimately entering into the building itself is very important. He said he's concerned about the Johnson Fain design because they haven't yet provided information that shows what the building looks like from Avocado.

Mr. Bowden said the Gonzalez Goodale design with the entry plaza off Avocado had a nice look and he feels residents will want an entrance that makes a statement. He thinks if the city hall is buried below sub-grade it will be more difficult to identify it as the city hall. It's important to have some features or connectivity from Avocado. He agreed with Mr. Hill that it can be unpleasant to drop down into a parking structure when first entering a site and suggested the need for some surface parking.

Ms. Taylor said the Getty Museum is an example of an iconic building without much presence at the street level. She said there are ways to make the entrance and forward-

thinking building unfold by preserving the natural landscape, allowing views and making a statement for the entire community. It doesn't need to have a billboard presence on Avocado.

Mr. Richardson thinks the architectural presence on Avocado is extremely important. He thinks that although the Gonzalez Goodale plan is very strong on Avocado there won't be many visitors arriving to that plaza. He suggested the Olive Grove from the shopping center could be incorporated into any of the plans to continue down to the end of the park and make the entire block into one complex.

Mr. Hill felt that parking underground or under the building at Avocado level would be the best solution because it would be hidden. Natural light, sculpture and point of interest designating where to park for the destination function could be used.

Mr. Hill said blinding light from any design could affect a view more than an object in the view plane.

Mr. Richardson didn't care for plans where vehicles head straight down into a trench or entrances that go right into an aisle with back-out stalls that could cause a backup on the ramp. He also cautioned that a parking structure should maintain proper height for delivery trucks.

Mr. Sandland suggested surface parking be included for the park area and a vehicular connection from the east side of the library into the civic center parking structure also be included.

Chairman Tucker asked for the committee's opinion as to whether light wells, as shown in the Johnson Fain design, feel like natural light. Mr. Hill thinks light wells can be very effective, depending on ratio of height and dimension of the well. Mr. Richardson felt Johnson Fain's entire east side building is dependent on them. The building seems to be buried instead of relying on the site's opportunity for natural light. Mr. Badum said there were a lot of comments from staff stating they prefer to look out a window with scenery.

Committee comments specific to each plan:

LPA

Mr. Sandland

- good solution regarding park, building, parking and library;
- architecture of building is plain;
- park is weakest part of plan, especially tide pool area;
- tower's vertical element could be acceptable but should not affect view plane.

Mr. Sandland agreed with Mr. Hill that glare from windshields, headlights, or lighting from parking structures should be mitigated and parking structures should not be visible from Avocado. He liked parking structures tucked up against MacArthur but not located between city hall and the library.

Ms. Taylor

- building is a strong candidate because it's regular, simple, straight forward, functions well, could be inexpensive, flexible internally, quite elegant with a nice scale;
- town hall building very functional: outdoor space, large meeting hall space; Council Chambers;
- didn't like park;
- circulation of parking structure awkward and would require extensive grading;
- strong sustainability aspect.

Mr. Bowden

- liked pedestrian bridging over roadway entry although access to it unclear;
- building too close to Avocado;
- likes long, landscaped entryway.

Mr. Hill

- concerned about glare from parking on top deck;
- likes iconic tower with a light facing the other way;
- strongest architecture and representative of Newport Beach;
- efficient and effective without being palatial;
- has an issue with loading dock being visible from street;
- doesn't like park.

Mr. Richardson

- likes simple building shapes;
- parking garage flexible with simple circulation for autos/pedestrians and keeps berm;
- natural light and ventilation;
- nice pedestrian entrance off Avocado;
- simple navigation of city hall functions;
- likes neighborhood concept and one-stop shop;
- direct parking close to office entrance;
- Council Chambers and multipurpose building well designed and located for civic functions with nice outdoor terraces;
- AV needs for Council Chambers addressed;
- path from city hall to park ending at elevator could create security issue;
- park is weakest aspect;
- likes architecture except blank southwest corner;
- likes tower/vertical element;
- no parking at north park;
- building should be set back further off Avocado.

In response to Chairman Tucker's question as to what Mr. Richardson thinks about having separate parking structure, Mr. Richardson said it functions well and opens up long stretch of parking with direct access across courtyard into offices. He thinks any glare could be mitigated with trellises or a green roof.

Gonzalez Goodale

Ms. Taylor said design was similar in concept to Johnson Fain's because Council Chamber is separate pavilion from city hall. It's laid out in a linear fashion so plaza along Avocado creates huge plaza in front of building which is probably less usable than if it were park space. She doesn't think having an elevator to the building is a bad because it's a shorter travel distance.

She liked Gordon Glass' suggestion of incorporating escalators into this design and possibly Johnson Fain's. She didn't care for landscaped walls created by depressing building to create natural light. Any savings gained by having a retaining wall is lost by placing exterior skin on the walls in addition to a lot of formal landscaping and hardscaping along arroyos. The architecture could have been more simple but bigger issue is overall landscaping/building integration.

Mr. Richardson

- simple shapes except for parking structure underneath;
- good city hall park connection;
- park had too much wetlands area;
- nice pedestrian approach from Avocado but very few people will arrive that way;
- plaza out front unprotected from winds;
- olive grove trees nice but tangles with drop-off area;
- Council Chamber works nicely with multipurpose area;
- multipurpose area faces back of library;
- underground parking area arrival confusing;
- only view opportunity is arrival terrace;
- agrees with Ms. Taylor that canyons on sides create landscaping and security issues;
- architectural impact on MacArthur could be too heavy;
- arrival experience of underground garage is weak;
- unclear about civic mound use and landscaping needed;
- office floor plan very functional: good one-stop shop, lobby gallery location in relationship to Council Chamber;
- likes use of water elements; ponds and waterfalls.

Mr. Hill

- likes architecture of building but more suited for flat site due security issue of canyon;
- strong effort made at integrating park up through library;
- landscaping in plaza outstanding but high-maintenance;
- liked building on north end of park:
 - could be permanent Chamber of Commerce/Conference & Visitors Bureau with revenue streams to support itself;
 - could include shared parking for north park;
- glass wall on east side would allow light seepage.

Mr. Bowden

- feels strongly about entry plaza;
- likes architecture style;
- didn't like right turn entrance immediately off Avocado;

- drop-off area weak;
- amphitheater too large;
- too much grading to accommodate wetlands;
- two viewing points from civic mound and amphitheater to wetlands not needed.

Mr. Sandland

- likes architecture of building;
- has four levels stacked up, more excavation;
- likes natural light to parking structure from canyons but requires removal of berm along MacArthur, which should be retained;
- elevator more effective if everything located on one level;
- needs loading area.

Mr. Richardson

- likes use of water concept elements; ponds and waterfalls.

Mr. Hill

- ocean water concept chops up design;
- expensive;
- functionality issues with smaller spaces;
- bridge over San Miguel integrates northern park site;
- parking for northern park site good;
- park not integrated through city hall to library;
- parking structure creates barrier between city hall and library;
- not sure if retention of park space allows that much surface parking;
- complexity of parking structure frustrating;
- difficult to navigate, would need to ask for directions.

Mr. Bowden

- site plan confusing;
- buildings' shape, location and orientation didn't flow together as well as some solutions;
- lake doesn't meet the spirit of natural park and shouldn't be there;
- underground parking solution needed further work;
- landscape architect did good job representing park;

Mr. Sandland

- surface parking and nice entrance experience;
- landscape architecture SWA did good job;
- amphitheater size appropriate;
- adhered to view plane;
- interesting architecture but too cut up;
- couldn't locate multipurpose room in plan;
- parking under building has two dead end aisles;
- geothermal system more suited for Napa Valley;

Johnson Fain

Mr. Bowden

- liked park layout, good use of spaces;
- not enough information on architecture;
- plan has lots of potential;
- liked civic plaza but it faces back of library;
- park more sensitive to natural ecosystems that exist;
- least amount of grading on site which could save cost.

Ms. Taylor

- strongest integration of park;
- plaza down to library good;
- need to look at how work spaces would feel to staff;
- depth of building might not give feeling of working on edge of plaza, would need work;
- lower level could be great space for vendor and café locations;
- park is restored, natural park – main event of design;
- City Council pavilion is separate building.

Mr. Sandland

- good integration of park and building;
- placing building partially below ground takes away importance of city hall;
- concerned about noise/fumes from parking structure flowing toward building;
- good portion of building allows no view for staff;
- first thing seen driving down ramp is loading dock;
- asked twice for what elevation will look like and the same renderings were received;

Mr. Richardson

- best circulation from park to library;
- nice outdoor terraces between city hall/library;
- minimal grading of site;
- nice view terrace off community room;
- berm kept;
- takes up smallest area of park;
- freestanding Council Chamber and multi-use room;
- concerned about Avocado elevation and lack of architecture detail;
- drop-off area on wrong side of outgoing lane;
- circulation from library goes through parking structure;
- loading dock location wrong;
- central courtyard nice but building buried and not adequately mitigated by light wells;
- enormous north retaining wall and blank;
- plan falls apart in a lot of ways.

Mr. Hill

- really speaks to city hall in park;
- integrates park down to library;
- likes terracing to north side of library;
- more beneficial for library staff to integrate with civic center than shopping center;

- area between city hall and library more exciting entrance than existing entrance;
- parking in structure for park could be problematic;
- parks need parking;
- kindest plan to residents above MacArthur, provides least glare due to green roofs;
- rendering of elevation poorest part of plan, model gives better evidence of design;
- firm may be the easiest to work with.

Bohlin Cywinski Jackson

Mr. Hill

- design moves out of box more than other designs;
- is likely to be costly to construct;
- glowing from Avocado significant asset but greatest liability from MacArthur;
- breaking up of office space into six modules significantly reduces flexibility of staff size/reorganization of staff;
- has advantage of separate Council Chamber;
- building not functional for City.

Mr. Richardson

- most exciting and dramatic architecture but has lots of problems;
- dramatic Avocado elevation;
- lots of thought given to sustainability: light, air and energy concepts;
- glass can be energy efficient;
- entry plaza doesn't work with well, conflicts with autos, pedestrians and drop-off activities;
- connection with park not good;
- amphitheater area too large;
- would make more sense for promenade to be adjacent to parking;
- Council Chambers wonderful icon and okay if portion pokes above site line unless it's illuminated roof which would not be acceptable;
- uphill implications of lighting from building large factor to residents above;
- doesn't make good use of space between library and city hall;
- needs better view opportunities;
- separated garage structure from offices is short distance;
- one-stop office on two levels and two buildings.

Ms. Taylor

- intriguing, bold, architectural statement but friendly;
- nice scale for community aspect;
- seems like plans unfinished - unresolved circulation, site plans and courtyards;
- entry plaza has great potential but unfinished;
- some expensive components but materials generally lightweight, common materials;
- sustainable features could represent significant energy cost savings over time;
- beautiful building worthy of consideration.

Mr. Sandland

- iconic design concept captures spirit of Newport Beach, creates image for City;
- maintains views of berm along MacArthur;

- landscape architect did excellent job with minimal changes to landscaping pallet;
- likes entrance experience;
- amphitheater out of scale but could allow for surface parking;
- glare of parking structure must be dealt with;
- from sustainability point of view, the ARUP engineers are excellent and exciting to work with;
- cafeteria/staff lounge is in logical, attractive area;
- modular design doesn't work but could be reorganized under roof structure;
- Council Chambers in right place;
- likes landscaping along Avocado with continuation of olive trees incorporated with library;
- wave effect of roof design integrates with library roof and ties in better than others;
- public concourse needs to be flipped to parking structure side;
- glare on skylight elements could be mitigated with louvers or fins;
- likes building configuration as opposed to being underground.

Mr. Bowden

- roof form makes exciting building;
- residents probably will not like glow of sail and skylights;
- five separate walkways from Avocado into city hall could be confusing not utilized much, dilutes main entrance feel;
- pedestrian and vehicular access conflicted;
- park design and city hall design look like two separate designs;
- does not see a city hall in park, looks like park on one end, city hall on other with amphitheater separating them;
- walkway not accessible leading from parking area through to park;
- large wetlands area requires unnecessary grading;
- likes landforms and use of plant material;
- park is representative of city's desires, good elements;
- seems unfinished.

Ranking discussion

Chairman Tucker said the rankings would take place by point totals at the next meeting (held October 27, 2008). Each committee member would give five points to the one they liked best, four points for second, three for third, two for second and one for fifth. The points will be added to give each team their point total. He said no ties would be allowed or splitting points. The point totals would be part of the rankings sent to the City Council. In response to Mr. Sandland, he agreed that the committee members could vote and then talk about the scores to see whether any member would like to change their vote.

Ms. Taylor asked for clarification of what they are actually ranking. Chairman Tucker said the City Council has asked the committee to "recommend an architect and design concept to the City Council." He said the first part of the report to the City Council would be the rankings and the second part is the recommendations.

Sustainability

Mr. Hill said the ranking system allocated 20 points for sustainability. He ranked the firms as follows:

- LPA = 20
- Rosetti = 18
- Gonzalez Goodale = 20
- Bohlin Cywinski Jackson = 18
- Johnson Fain = 18

Ms. Taylor felt both LPA and Bohlin Cywinski Jackson addressed sustainability in the most detail, with LPA being first and Bohlin Cywinski Jackson being second. She said all five firms addressed aspects of sustainability and all had qualifications to produce LEED silver level.

Mr. Richardson said under the constraints of a competition it would be difficult for the firms to detail how they would achieve each degree of LEED authorization but he felt they were all capable of doing that.

Mr. Sandland ranked LPA first with Bohlin Cywinski Jackson close behind or tied. He said their engineering firm is well known for sustainability around the world. He thinks all the firms could produce LEED certified buildings and at least two or three could produce one that exceeds that.

Mr. Bowden said talked to the sustainability of the *park site*. Those proposals that graded the entire site are missing the picture of what's trying to be achieved. Rosetti with SWA and Johnson Fain with Olen were more sensitive to the residents' desire for a more natural looking park.

Recommendations

The committee provided some general recommendations to the draft report to City Council:

- connection from east side of library to parking;
- minimize light and glare;
- separation of pedestrian/vehicular traffic;
- cost;
- flexibility of functionality;
- logistics of how to build the building;
- working relationship with architect;
- integration of library into civic center;
- stronger connection to north parcel;
- parking for park use;
- crossing of San Miguel treated with textured paving, lighting, etc. to provide continuity between the two parcels;
- café or coffee shop for library/city hall staff and patrons;
- restroom for park;
- Council Chambers and multipurpose room with shared synergy but separately constructed;
- maintain berm on MacArthur.

Public Comments

Ms. Stevens suggested protection of the view planes.

Ms. Brooks recommended the design include full facilities for catering.

Mr. Airth said it would be good if the chosen firm were located in Orange County.

Mr. Vandersloot said the voter's voted for a city hall in the park promoted by Bill Ficker. Mr. Ficker's plan is the best plan and none of proposed plans really correspond to his. Johnson Fain comes close because the entrance is off Farallon but their plan makes a right turn down into the parking garage. The buildings were only supposed to take up about three acres of the site but in some plans it takes five to six acres. All the plans are very aggressive with their grading. Farallon is the dividing line and the land south of Farallon is for the buildings and the land north of it should remain natural. The knoll should be preserved for views. The Gonzalez Goodale plan has a civic mound which corresponds to the knoll but they've done too much grading. The voters thought building a city hall at this site would be cheaper than rebuilding it at the current site. It's supposed to cost about \$50 million but some of the plans have gone beyond that amount. A plan most efficient in terms of cost should be chosen. Very little money needs to be spent on the natural part of the park. He doesn't think the right building has been presented. Plans that put the parking structure underground missed the directive from City Council. He likes plans with surface parking. He likes the landscaping used in Rosetti's design because it used native plants. He asked if different aspects of different plans can be used and whether the architect would be flexible to change their designs.

Chairman Tucker reiterated that this committee was not asked to determine what the voters were thinking when they voted on Measure B in February 2008.

Mr. Hendrickson suggested the Building Committee recommend the Library Board choose a subcommittee to consider what an appropriate connection to the civic plaza would be.

Ms. Stevens said each plan has pros and cons. Her favorites are Rosetti's and Johnson Fain's because theirs put the emphasis on the park.

Ms. Brooks liked the separate Council Chambers and multipurpose room having the capability to open up to each other into a plaza and include the Chambers of Commerce and Conference & Visitor's Bureau.

Ms. Kurner suggested a building that contains natural light and skylights to uplift employees and help them to be more productive.

5. Confirming or Amending the Committee's Calendar

The next meetings were scheduled for October 27th and November 10th, at 6:00 p.m. in the City Council Chambers.

6. Adjourned to next meeting

The meeting was adjourned at 9:27 p.m.

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